



Landmarks & Urban
Conservation Commission



Agenda Number: 6
Case No.: 09LUCC-50041
Project # 1007716
November 18, 2009

Supplemental Staff Report #1

Agent	No	Staff Recommendation <i>DEFERRAL of Case # 09LUCC-50041, Project #1007716, a request for a Certificate of Appropriateness for alteration.</i> Maryellen Hennessy Staff Planner
Applicant	Sylvain Steinlauf	
Request	<i>Certificate of Appropriateness for alteration</i>	
Legal Description	Tract 164, MRGCD Map 38	
Address/Location	109 Romero NW	
Size		
Zoning	H-1	
Historic Location	Old Town Historic Overlay Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness for alteration at 109 Romero NW in the Old Town Historic Overlay Zone. The case was continued from the October 14, 2009 hearing to allow time for the applicant to prepare a revised proposal.

The City requests a deferral until the December 9, 2009 hearing. The rescheduling of the November public hearing was in conflict with the applicants schedule. The City assumes responsibility for the change of schedule.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Overlay Zone.

City Departments and other interested agencies were given the opportunity to review this application from XX to XX. Agency comments that were received were used in the preparation of this report, and begin on page X.

BACKGROUND

The November public hearing was rescheduled due to the holiday. The new date is in conflict with the applicant's personal schedule. The City requests that the case be deferred until the December 9, 2009 hearing.

FINDINGS for a request for a Certificate of Appropriateness for alteration - Case # 09LUCC-50041 / Project # 1007716 (November 18, 2009)

1. This application is a request for a Certificate of Appropriateness for alteration at 109 Romero, described as Tract 164, MRGCD Map 38, in the Old Town Historic Overlay Zone, and zoned H-1.
2. The subject site is a Contributing property in the Old Albuquerque Historic District.
3. The proposal is to enlarge the original window opening to accommodate a wider storefront window.
4. Section 14-16-2-25(D)(1) of the *Comprehensive Zoning Code* states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
5. The application was considered by the Landmarks and Urban Conservation Commission on October 14, 2009. The case was continued to the November hearing to allow the applicant to prepare a revised drawing.
6. The November 11, 2009 hearing was rescheduled because of the public holiday. The new date is in conflict with the applicant's schedule and it would impose undue hardship for the applicant to change his schedule.

RECOMMENDATION - Case No. 09LUCC-50041 / Project # 1007716

DEFERRAL of Case no. 09LUCC-50041 / Project # 1007716, an application for a Certificate of Appropriateness for alteration located at 109 Romero NW. This property is more

specifically described as Tract 164, a property in the Old Town Historic Overlay Zone, zoned H-1, based on the above 16 Findings.

**Maryellen Hennessy, Senior Planner
Current Planning Division**